



THOMAS A. TIDEMANSON, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

Building and Safety Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331
Telephone: (818) 458-3193

March 3, 1989

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Ricardo L. Castillo
6811 Defiance Drive
Huntington Beach, California 92647

Dear Mr. Castillo:

**SUBSTANDARD PROPERTY
712-14 SOUTH EASTMAN AVENUE
LOS ANGELES, CALIFORNIA**

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated in the attached list.

Section 9908 of the Code declares all such substandard buildings a public nuisance and requires the abatement thereof by repair, if practical, or demolition.

As the owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct the conditions listed. All such work shall be completed within 30 days after receipt of this letter.

This notice will be posted on the property. If, in your opinion, you disagree or cannot comply with the above findings or order, you may request a public hearing before the Building Rehabilitation Appeals Board within 30 days after the building or property is posted.

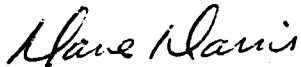
Mr. Castillo
March 3, 1989
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But that if you do not request in writing a hearing before the Building Rehabilitation Appeals Board as prescribed above, or you fail to appear at such a hearing which you have requested, you will be deemed to have waived your right to a hearing before the Building Rehabilitation Appeals Board. The request for a hearing must be in writing directed to the Department of Public Works, Building and Safety Division, Property Rehabilitation Section, 900 South Fremont Avenue, Third Floor, Alhambra, California 91803.

Permits for demolition or repair are required before starting the work and may be obtained at the Building and Safety Division Office shown at the bottom of the attached list of defects. For further information, please contact Mr. Amilcar Castillo at (213) 260-3450 at the office shown at the bottom of the attached list of defects.

Very truly yours,

T. A. TIDEMANSON
Director of Public Works



Dave Darvis
District Engineering Associate

DD:csc

B-6

Attachment

PR108

Ricardo L. Castillo

March 3, 1989

LIST OF DEFECTS:

1. The underfloor ventilation screening is lacking or damaged.
2. The exterior wall covering lacks a protective coat of paint, is deteriorated and damaged.
3. Doors and windows are broken.
4. The roof covering has deteriorated, and is damaged.
5. The roof sheating and fascia board are damaged.
6. The exterior front stairway is noncomforming.
7. The required heating appliance is lacking.
8. Rear door threshold is missing.
9. The electrical service is noncomplying and inadequate.
10. Receptacle outlets are unsafe and of an unapproved type.
11. Water heater temperature and pressure relief valve is missing northerly unit.
"The interior of both units was not accessible for inspection, therefore, additional defects may be found when an interior inspection is made."

Building and Safety Division
5141 East Pomona Boulevard
Los Angeles, California 90022-1784

Inspector: Amilcar Castillo
(213) 260-3450



THOMAS A. TIDEMANSON, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

Building and Safety Division

Property Rehabilitation Section

900 South Fremont Avenue, 3rd Floor

Alhambra, California 91803-1331

Telephone: (818) 458-3193

March 3, 1989

NOTICE OF COST

JOB ADDRESS: 712-14 South Eastman Avenue, Los Angeles, California

OWNER: Ricardo L. Castillo

ASSESSOR'S DESCRIPTION: 5239-010-022

The Department of Public Works incurred the itemized expenses by authority of Chapters 98 and/or 99 of Title 26 of the Los Angeles County Code, the Building Code. The total costs are immediately due. Please make your check payable to the Department of Public Works, and return one copy of this statement with your remittance to: Department of Public Works, Business and Finance Division, First Floor, Public Counter, 900 South Fremont Avenue, Alhambra, California 91803.

If the costs have not been paid within ten (10) days of mailing of this notice, an additional \$50.00 Assessment Filing fee will be charged. The Department of Public Works shall place the total costs on the property tax bill as a Special Assessment according to Section 25845 of the Government Code.

INVESTIGATION AND PROCESSING.....	\$ 100.00
PREPARATION OF JOB SPECIFICATIONS.....	\$
BOARD OF SUPERVISORS APPROVAL.....	\$
AMOUNT OF CONTRACT.....	\$
CONTRACT COMPLIANCE INSPECTION.....	\$
BILLING FEE.....	\$
TOTAL (IF PAID BY 03-24-89)	\$ 100.00
ASSESSMENT FILING FEE.....	\$ 50.00
(IF PAID AFTER 03-24-89) SPECIAL ASSESSMENT	
TOTAL.....	\$ 150.00

Within five (5) days of receipt of this notice, any person having right, title, or interest in the property may file a written request for a public hearing on the correctness or reasonableness of the costs or both. This request should be directed to the Department of Public Works, Property Rehabilitation Section, Third Floor, 900 South Fremont Avenue, Alhambra, California 91803.

T. A. TIDEMANSON

Director of Public Works

Dave Darvis

Dave Darvis

District Engineering Associate

DD:csc B-6

PR306

712 S. EASTMAN

DO NOT ISSUE ANY PERMITS ON
THIS PROPERTY EXCEPT FOR DEMOLITION
BEFORE A PERMIT IS ISSUED
REFER TO THE UNDERSIGNED.

Amil CASTILLO
1/3/89

Your new home was inspected under regulations set forth in the Los Angeles County Building Laws. The intent of the ordinance is to insure a safe and sanitary home. It does not cover many of the convenience and finish items of your home.

It is our intent in the following paragraphs to inform you of several requirements so that we can assist you in your future plans.

Building permits are required for all construction, remodeling, or additions, such as:

Garages	Finishing Bonus Rooms
Workshops	Swimming Pools
Storage Buildings	Fences (over 6')
Room Additions	Retaining Walls (over 3')
Patio Covers	

If you intend to convert your garage to a room it will be necessary to construct a two-car garage or carport prior to converting the original garage.

Electrical, Plumbing, Mechanical and Gas Piping permits are required for all installations of electrical wiring, garbage disposals, dryers, water heaters, special sinks, swimming pool piping, heating appliances, air conditioners, lawn sprinklers, water softeners, dry wells, etc.

Your property has been graded to properly drain to the street or a drainage course. Proposed buildings, fences, walls, walks, etc. may create a change in the lot drainage.

Prior to starting any work it is advisable to check with your local offices to see if permits are required and if your proposal complies with building and zoning requirements.

If contractors are involved, you should verify that proper permits have been obtained prior to commencement of the work.

If we can be of assistance to you, please call the local office.

District Office Stamp



DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
REHABILITATION SECTION
532 SOUTH VERMONT AVENUE
LOS ANGELES, CA. 90020
(213) 738 - 2145

JOB ADDRESS: 712 S. EASTMAN
E.L.A.

THIS PROPERTY IS BEING INVESTIGATED TO DETERMINE SUB-STANDARD CONDITIONS. UNTIL A COPY OF OUR LETTER TO THE OWNER IS ATTACHED TO THIS CARD, DO NOT ISSUE ANY PERMITS (EXCEPT FOR DEMOLITION) WITHOUT FIRST CHECKING WITH THE UNDERSIGNED.

DATE: 1/6/89

INSPECTOR: AMILCAR CASTILLO

(Valuation to be used when issuing Building Permit supplemental to Rehabilitation Permit: \$ _____)